

COMM SW COR OF NE1/4 OF SW1/4, R
N 18.89 FT TO N R/W HILLCREST RD
691.42 FT, E 315 FT, S 691.42 FT

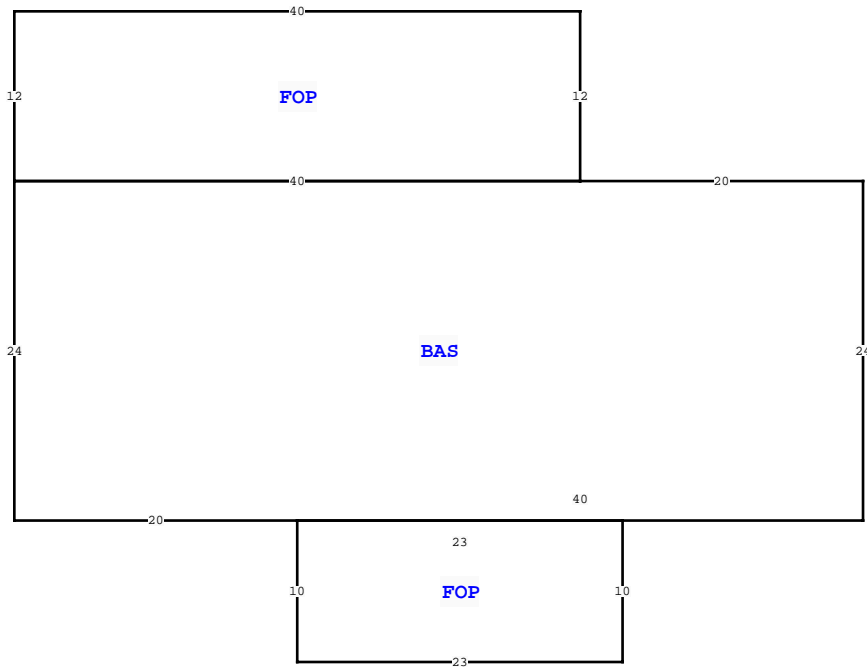
RAULERSON JAMES O SR/RAULERSON MARY ANN
579 SW HILLCREST ST
LAKE CITY, FL 32025

2026

28-4S-17-08832-008
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
FOP	230	30	
FOP	480	30	
TOTALS	2,150		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								
Heated Area: 1440 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		135,037	
TOTAL MARKET OB/XF VALUE		38,033	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		238,070	
SOH/AGL Deduction		95,862	
ASSESSED VALUE		142,208	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		90,797	
TOTAL JUST VALUE		238,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,068	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19687	M H	125	06/26/2002
7548	M H	60	09/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2455	5/06/2025	LE U	I	I	14	100
GRANTOR: RAULERSON JAMES O SR						
GRANTEE: MCMANUS JO ANNA (RM)						
1476/2266	10/06/2022	LE U	I	I	14	100
GRANTOR: RAULERSON JAMES O SR						
GRANTEE: MCMANUS JO ANNA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	GARAGE U	0	100	24	40	1.00	UT	0.00	0.00	100
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
4	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100
5	0281	POOL R/FIB	0	100	16	32	512.00	UT	65.00	65.00	100
6	0297	SHED CONCR	0	100	24	40	960.00	UT	11.00	11.00	100
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
38,033											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026		MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W20 FOP= N12 W40 S12 E40\$ W40 S24 E20 FOP= S10 E23 N10 W23\$ E40 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							